

138.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

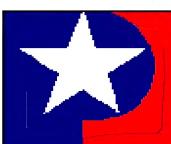
Total Card / Total Parcel

USE VALUE:

1,211,500 / 1,211,500

ASSESSED:

1,211,500 / 1,211,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		HILLSDALE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KATZ LINDA G	
Owner 2:	
Owner 3:	

Street 1: 57 HILLSDALE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SANDERSON ROBERT K -	
Owner 2: SANDERSON KATZ LINDA -	

Street 1: 57 HILLSDALE ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 2447 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
7/30/2021	1128
3/14/2012	241
6/18/2004	523
12/20/2002	1032

ACTIVITY INFORMATION	
Date	Result
9/29/2017	MEAS&NOTICE
5/8/2012	Info Fm Prmt
12/5/2008	Meas/Inspect
3/28/2005	Permit Visit
12/5/2002	MLS
11/10/1999	Measured
1/1/1982	CM

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC
	Fact
No of Units	Depth / PriceUnits
10432	Sq. Ft.
	Site

LT	Unit Type	Land Type	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
101	One Family		10432		0	90.	0.70	10							659,666					659,700	

Total AC/HA: 0.23949

Total SF/SM: 10432

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 659,666

Spl Credit

Total: 659,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type: 97 - Tudor	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Good																																																																																																															
(Liv) Units: 1	Total: 1	A Bath:	Rating:																																																																																																															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	3/4 Bath:	Rating:																																																																																																															
Prime Wall: 1 - Wood Shingle	Sec Wall:	A 3QBth:	Rating:																																																																																																															
		1/2 Bath: 1	Rating: Very Good																																																																																																															
		A HBth:	Rating:																																																																																																															
		OthrFix:	Rating:																																																																																																															
<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																																														
Kits: 1	Roof Cover: 1 - Asphalt Shgl	Rating: Very Good	1st Res Grid	Desc: Line 1			# Units 1																																																																																																											
A Kits:	Color: RED	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																			
Fpl: 1	View / Desir:	Rating: Good	Other																																																																																																															
WSFlue:		Rating:	Upper																																																																																																															
<b>CONDOS INFORMATION</b>				Lvl 2																																																																																																														
Total Units:	Location:	Floor:	Lvl 1																																																																																																															
		% Own:	Lower																																																																																																															
		Name:	Totals	RMs: 10	BRs: 4	Baths: 2	HB 1																																																																																																											
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																										
Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL																																																																																																												
Functional:	%	Interior:	1	10	4																																																																																																													
Economic:	%	Additions: 2002																																																																																																																
Special:	%	Kitchen:																																																																																																																
Override:	%	Baths:																																																																																																																
Total: 10.8 %		Plumbing:																																																																																																																
		Electric:																																																																																																																
		Heating:																																																																																																																
		General:																																																																																																																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																																																																																																														
Basic \$ / SQ: 135.00	Size Adj.: 1.07909679	Rate	Parcel ID	Typ	Date	Sale Price																																																																																																												
Subfloor:	Const Adj.: 0.98990101																																																																																																																	
Bsmnt Gar: 1	Adj \$ / SQ: 144.207																																																																																																																	
Electric: 3 - Typical	Other Features: 112750																																																																																																																	
Insulation: 2 - Typical	Grade Factor: 1.21																																																																																																																	
Int vs Ext: S	NBHD Inf: 1.00000000																																																																																																																	
Heat Fuel: 2 - Gas	NBHD Mod:																																																																																																																	
Heat Type: 1 - Forced H/Air	LUC Factor: 1.00																																																																																																																	
# Heat Sys: 1	Adj Total: 617093	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																														
% Heated: 100	Depreciation: 66646	Juris. Factor: 1.00	Before Depr: 174.49																																																																																																															
Solar HW: NO	Depreciated Total: 550447	Special Features: 0	Val/Su Net: 156.50																																																																																																															
% Com Wal		Final Total: 550400	Val/Su SzAd 224.93																																																																																																															
<b>MOBILE HOME</b>				Make:	Model:	Serial #	Year:	Color:																																																																																																										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 138.0-0003-0005.0																																																																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
19	Patio	D	Y	1 16X16		A	AV	1970	3.71	T	39.2	101			600		600																																																																																																	
7	Pool A-C	D	Y	1 16		A	AV	2008	57.03	T	8.8	101			800		800																																																																																																	
2	Frame Shed	D	Y	1 8X8		A	AV	1980	0.00	T	31.2	101																																																																																																						
More: N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400																																																																																																												
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